

A REPORT TO THE PLANNING COMMISSION

Item No. **4**

P.C. AGENDA OF: September 19, 2007

Application complete date: August 7, 2006

Project Planner: Pam Drew

Project Engineer: Clyde Wickham

SUBJECT: CT 06-09/PUD 06-07 – ATRIUM II OFFICE CONDOS – Request for approval of a Tentative Tract Map and Nonresidential Planned Development Permit to allow the conversion of an existing three-story office building into 24 airspace nonresidential condominiums located at 2710 Loker Avenue West within Local Facilities Management Zone 5.

I. RECOMMENDATION

That the Planning Commission **ADOPT** Planning Commission Resolutions No. 6336 and 6337 **APPROVING** CT 06-09 and PUD 06-07 based on the findings and subject to the conditions contained therein.

II. INTRODUCTION

The proposed project consists of a Tentative Tract Map and a Nonresidential Planned Unit Development Permit (PUD) to convert an existing 32,250 square-foot office building into 24 airspace nonresidential condominiums located within the Carlsbad Airport Business Center Specific Plan (SP-200). The purpose of the Specific Plan is to provide for the design, development, and operation of a business park within the City of Carlsbad. The adjacent properties have been developed with office complexes similar to the proposed project. As proposed, the 24 unit Nonresidential PUD is in conformance with all City standards and staff is recommending approval of the project.

III. PROJECT DESCRIPTION AND BACKGROUND

The applicant is requesting approval of a Tentative Tract Map and Nonresidential Planned Unit Development to subdivide, into 24 separate units, an existing 32,250 square-foot, three-story office building situated on a 1.77 acre parcel located to the east of El Camino Real and north of Palomar Airport Road. These 24 units would range in size from 528 square-feet to 1,480 square-feet.

A total of 129 at-grade parking spaces are provided, which will allow the entire building to be used as office space. Access to the project is from Loker Avenue West. As proposed, the building will be subdivided such that there could be up to 24 separate units with the parking, landscaping, and all other common areas held in common by an association of owners. The project is in conformance with the Planned Industrial (PI) General Plan designation as well as the Planned Industrial (P-M) Zone. In addition, the project is located within the boundaries of the McClellan-Palomar Airport Influence Area and Flight Activity Zone and, therefore, is subject to the McClellan-Palomar Airport Comprehensive Land Use Plan.



IV. ANALYSIS

The proposed project is subject to the following plans, ordinances, standards, and policies:

- A. General Plan - Planned Industrial (PI) Land Use designation;
- B. Planned Industrial (P-M) Zone (Municipal Code Chapter 21.34);
- C. Carlsbad Airport Business Center Specific Plan (SP-200);
- D. Nonresidential Planned Development Ordinance (Municipal Code Chapter 21.47);
- E. Subdivision Ordinance (Municipal Code Title 20);
- F. McClellan-Palomar Airport Comprehensive Land Use Plan (CLUP); and
- G. Growth Management Ordinance (Municipal Code Chapter 21.90) and Zone 5 Local Facilities Management Plan.

The recommendation for approval of this project was developed by analyzing the project's consistency with the applicable City regulations and policies. The project's compliance with each of the above regulations is discussed in detail in the sections below.

A. GENERAL PLAN

The project site has a Planned Industrial (PI) General Plan Land Use designation. The allowable PI land uses include manufacturing, warehousing, storage, research and development, office, and utility uses. The project is consistent with all of the elements of the General Plan as shown in Table A below.

TABLE A - GENERAL PLAN CONSISTENCY

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE OR PROGRAM	PROPOSED USES & IMPROVEMENTS	CONSISTENT?
Land Use	To provide industrial lands which can accommodate a wide range of industrial uses, including those of relatively high intensity, while minimizing negative impacts to surrounding land uses (Industrial- Objective B-1).	The project would condominize 24 offices, which is a low intensity use and compatible with surrounding industrial, commercial and Palomar Airport.	Yes
Noise	To achieve noise compatibility between industrial/commercial and surrounding land uses and achieve an acceptable noise environment in industrial/commercial areas (Land Use -Objective B.1).	The project is located outside the 65 dBA CNEL noise exposure contour lines of the Palomar Airport CLUP and complies with the Noise Guidelines Manual, in that 65 dBA is an acceptable outside noise level for an industrial and office building.	Yes

TABLE A - GENERAL PLAN COMPLIANCE CONTINUED

ELEMENT	USE, CLASSIFICATION, GOAL, OBJECTIVE OR PROGRAM	PROPOSED USES & IMPROVEMENTS	CONSISTENT ?
Circulation	Require new development to construct all roadways needed to serve the proposed development prior to or concurrent with the circulation needs created by the development (Streets and Traffic Control – Policy C-16).	All roadways and improvements exist and no additional circulation improvements are required.	Yes
Parks	To ensure that park development and recreational programming is cost effective (Recreation Programs - Objective B.1).	The project is conditioned to pay a non-residential park fee prior to issuance of final map approval.	Yes
Public Safety	Requires new development to provide the installation of emergency water systems and all-weather access roads prior to the placement of combustible materials on the site (Fire and Emergency Medical Services - Program C.3).	All necessary water mains, fire hydrants and appurtenances must be installed prior to the recordation of the final map. All-weather access roads are existing.	Yes

B/C. Planned Industrial (P-M) Zone/Carlsbad Airport Business Center Specific Plan (SP-200)

The proposed office use is permitted in the P-M Zone and Carlsbad Airport Business Center Specific Plan (SP-200). The project provides adequate areas for parking, loading, storage, recreational/open space, and provides adequate screening from view of any mechanical equipment, loading and storage areas. The development standards of the P-M Zone and SP-200 are the same. As summarized in Table B below, the project does comply with all standards of the P-M Zone and SP-200

TABLE B – P-M & SP-200 DEVELOPMENT STANDARDS COMPLIANCE

STANDARD	REQUIRED	PROPOSED
Permitted Uses	Research, Manufacturing, Service Industries, Warehousing, and Administrative and Professional Office	Office Uses
Lot size minimum	One acre minimum	1.77 acres
Setbacks	Fronting Local Street – 35' average Interior Side Yards - 10' Rear Yard - 20'	35' on Loker Avenue West 10' interior side yards 40' rear yard
Parking requirement Office: 1 space/250 sq. ft. Manufacturing: 1 space/400 sq. ft., plus 1 space for each vehicle used in conjunction with the use. Warehouse: 1 space/1,000 sq. ft. 25% compact spaces allowed	Required: 129 spaces total (this assumes all uses will be for office).	Parking Spaces Proposed: 92 standard; 32 compact; and 5 handicap spaces. Total provided: 129 spaces
Site coverage (maximum)	50% of gross lot area	14% of gross lot area
Employee eating area: 300 sq. ft. of employee eating area per 5,000 sq. ft. of building area	1,935 sq. ft. required	1,180 sq. ft. outside 1,153 sq. ft. inside Total provided: 2,333 sq. ft.

D. Nonresidential Planned Development

The intent and purpose of the Nonresidential Planned Development regulations are to:

1. Ensure projects develop in accordance with the General Plan and applicable specific plans;
2. Provide for nonresidential projects which are compatible with surrounding development; and
3. Provide a method to approve separate ownership of units within multiple unit buildings, including the conversion of the existing three-story building to 24 condominiums.

The proposal to create individual ownership units within an existing building necessitates a Nonresidential Planned Unit Development permit be processed to supplement the proposed Tentative Tract Map (CT 06-09). The proposed condominiums will share a common driveway

access, parking, and landscaping which would be commonly maintained by an owners association.

The project complies with the General Plan and Zoning standards as addressed in the discussion above. The nonresidential air-space condominiums, by nature of the office use, will not be detrimental to the health, safety or welfare of the surrounding occupants of the area and the use is similar to adjacent uses. No modifications to the development standards are required to protect public health, safety, and general welfare. There are no development standards for nonresidential planned development units beyond those required of the P-M Zone and SP-200.

E. Subdivision Ordinance

The Engineering Department has reviewed the proposed tentative map and has concluded that the subdivision, as conditioned, complies with all the applicable requirements of the Subdivision Map Act and the City's Subdivision Ordinance. Loker Avenue West is a publicly dedicated roadway and no additional improvements or dedication of streets is required. All infrastructure improvements, including frontage and project-related roadways, and the extension of existing drainage and sewer facilities are existing. General utility, access easements and water/reclaimed water easements will be dedicated with recordation of the final map.

F. McClellan-Palomar Airport Comprehensive Land Use Plan (CLUP)

The project site is located outside the 65 dBA CNEL noise contour lines on the CLUP map, and therefore no mitigation measures would be needed to reduce the noise level inside the office buildings. The project is within the Airport Influence Area and Flight Activity Zone as identified in the McClellan-Palomar Airport Comprehensive Land Use Plan (CLUP), which specifies what types of uses are compatible within these areas. The office development is considered to be a low-intensity development that does not involve assemblages of large groups of people (more than 100), and therefore is a compatible use according to the CLUP Noise/Land Use Compatibility Matrix.

G. Growth Management (LFMP Zone 5)

The project is located within Local Facilities Management Plan Zone 5 in the northeast quadrant of the City. The impacts on public facilities by an existing office building, and the project's compliance with the adopted performance standards, were analyzed and evaluated to ensure that the conversion of an existing building to nonresidential condominiums will not have any impacts on public facilities as summarized in Table C below.

TABLE C - GROWTH MANAGEMENT COMPLIANCE

STANDARD	IMPACTS	COMPLIANCE
City Administration	N/A	Yes
Library	N/A	Yes
Waste Water Treatment	17.92 EDU	Yes
Parks	\$0.40/sq. ft.	Yes
Drainage	3.76 CFS	Yes
Circulation	516 ADT	Yes
Fire	Station No. 5	Yes
Open Space	N/A	Yes
Schools	N/A	Yes
Sewer Collection System	17.92 EDU	Yes
Water	88 GPM	Yes

V. ENVIRONMENTAL REVIEW

Pursuant to Section 15301(k) of the California Environmental Quality Act exemptions (Class 1), projects characterized as Existing Facilities which involve the subdivision of existing commercial, office or industrial buildings, where no other physical changes are involved, are exempt from environmental review.

In light of the above, a Notice of Exemption will be filed by the Planning Director upon project approval.

ATTACHMENTS:

1. Planning Commission Resolution No. 6336 (CT 06-09)
2. Planning Commission Resolution No. 6337 (PUD 06-07)
3. Location Map
4. Background Data Sheet
5. Local Facilities Impacts Assessment Form
6. Disclosure Statement
7. Reduced Exhibits
8. Full Size Exhibits "A" – "F" dated September 19, 2007

PLANNING COMMISSION RESOLUTION NO. 6336

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, APPROVING A TENTATIVE TRACT MAP TO ALLOW THE CONVERSION OF AN EXISTING THREE-STORY OFFICE BUILDING INTO 24 AIRSPACE NONRESIDENTIAL CONDOMINIUMS LOCATED AT 2710 LOKER AVENUE WEST WITHIN LOCAL FACILITIES MANAGEMENT ZONE 5.

CASE NAME: ATRIUM II OFFICE CONDOS

CASE NO.: CT 06-09

WHEREAS, **Franz-Atrium II, LP**, "Developer/Owner," has filed a verified application with the City of Carlsbad regarding property described as

Parcel 1 of Parcel Map No. 18720, in the City of Carlsbad, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, June 5, 2001 as file No. 2001-0368564 of official records

("the Property"); and

WHEREAS, said verified application constitutes a request for a Tentative Tract Map as shown on Exhibits "A" – "F" dated **September 19, 2007**, on file in the Planning Department, **ATRIUM II OFFICE CONDOS – CT 06-09**, as provided by **Chapter 20.12** of the Carlsbad Municipal Code; and

WHEREAS, the Planning Commission did, on the **19th** day of **September 2007**, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of persons desiring to be heard, said Commission considered all factors relating to the Tentative Tract Map.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

A) That the foregoing recitations are true and correct.

B) That based on the evidence presented at the public hearing, the Commission **APPROVES ATRIUM II OFFICE CONDOS – CT 06-09** based on the following findings and subject to the following conditions:

Findings:

1. That the proposed map and the proposed design and improvement of the subdivision as conditioned, is consistent with and satisfies all requirements of the General Plan, any applicable specific plans, Titles 20 and 21 of the Carlsbad Municipal Code, and the State Subdivision Map Act, and will not cause serious public health problems, in that **the proposed subdivision complies with all minimum requirements of Title 20, has been designed to comply with the Carlsbad Airport Business Center Specific Plan (SP-200), the Nonresidential Planned Development Ordinance, and the Planned Industrial (P-M) Zone development standards.**
2. That the proposed project is compatible with the surrounding land uses since the subject and surrounding properties are designated for **Planned Industrial** development on the General Plan and have been developed as such.
3. That the site is physically suitable for the type and density of the development since the site is adequate in size and shape to accommodate office development, in that **the project complies with all development standards and public facilities requirements without the need for variances from the development standards.**
4. That the design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment, or acquired by the public at large, for access through or use of property within the proposed subdivision, in that **concurrent with the recordation of the final map the developer will vacate and adjust any easements that conflict with the proposed development.**
5. That the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act).
6. That the Planning Director has determined that the project belongs to a class of projects that the State Secretary for Resources has found do not have a significant impact on the environment, and it is therefore categorically exempt from the requirement for the preparation of environmental documents Pursuant to Section 15301(k) of the California Environmental Quality Act exemptions (Class 1), projects characterized as Existing Facilities which involve the subdivision of existing commercial, office or industrial buildings where no other physical changes are involved, are exempt from environmental review.
7. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, in that the structures are oriented **in a manner that allows for solar exposure and to take advantage of prevailing breezes.**
8. That the design of the subdivision and improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat, in that **the site is developed and no natural resources exist on the site.**
9. That the discharge of waste from the subdivision will not result in violation of existing California Regional Water Quality Control Board requirements, in that **the project has**

1 **been designed in accordance with, and conditioned to comply with, the National**
2 **Pollution Discharge Elimination System Standards to prevent any discharge**
3 **violations.**

4 10. **The Planning Commission** finds that the project, as conditioned herein, is in
5 conformance with the Elements of the City's General Plan based on the facts set forth in
6 the staff report dated **September 19, 2007** including, but not limited to the following:

7 a. **Land Use – The proposed office uses are consistent with Specific Plan 200**
8 **and the Planned Industrial (PI) General Plan Land Use and Planned**
9 **Industrial (P-M) Zoning designations for the site.**

10 b. **Circulation - All public infrastructure necessary to serve the project has been**
11 **constructed in accordance with City standards.**

12 c. **Noise – The project is not significantly impacted by roadway noise from**
13 **Loker Avenue West or from noise from the operation of McClellan-Palomar**
14 **Airport.**

15 11. The project is consistent with the City-Wide Facilities and Improvements Plan, the Local
16 Facilities Management Plan for Zone 5 and all City public facility policies and
17 ordinances. The project includes elements or has been conditioned to construct or
18 provide funding to ensure that all facilities and improvements regarding: sewer collection
19 and treatment; water; drainage; circulation; fire; schools; parks and other recreational
20 facilities; libraries; government administrative facilities; and open space, related to the
21 project will be installed to serve new development prior to or concurrent with need.
22 Specifically,

23 a. The project has been conditioned to provide proof from the **Carlsbad Unified**
24 **School District** that the project has satisfied its obligation for school facilities.

25 b. Developer shall pay non-residential park-in-lieu fee to the City, prior to the
26 approval of a building permit or the final map to be used for park facilities within
27 Zone 5.

28 12. The project has been conditioned to pay any increase in public facility fee, or new
construction tax, or development fees, and has agreed to abide by any additional
requirements established by a Local Facilities Management Plan prepared pursuant to
Chapter 21.90 of the Carlsbad Municipal Code. This will ensure continued availability of
public facilities and will mitigate any cumulative impacts created by the project.

13 13. This project has been conditioned to comply with any requirement approved as part of the
Local Facilities Management Plan for Zone 5.

14 14. That all necessary public facilities required by the Growth Management Ordinance will
be constructed or are guaranteed to be constructed concurrently with the need for them
created by this project and in compliance with adopted City standards.

- 1 15. The Planning Commission has reviewed each of the exactions imposed on the Developer
2 contained in this resolution, and hereby finds, in this case, that the exactions are imposed
3 to mitigate impacts caused by or reasonably related to the project, and the extent and the
4 degree of the exaction is in rough proportionality to the impact caused by the project.

4 **Conditions:**

5 Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **recordation of**
6 **the final map.**

- 7 1. If any of the following conditions fail to occur; or if they are, by their terms, to be
8 implemented and maintained over time, if any of such conditions fail to be so
9 implemented and maintained according to their terms, the City shall have the right to
10 revoke or modify all approvals herein granted; deny or further condition issuance of all
11 future building permits; deny, revoke or further condition all certificates of occupancy
12 issued under the authority of approvals herein granted; record a notice of violation on the
13 property title; institute and prosecute, litigation to compel their compliance with said
14 conditions or seek damages for their violation. No vested rights are gained by Developer
15 or a successor in interest by the City's approval of this **Tentative Tract Map.**
- 16 2. Staff is authorized and directed to make, or require the Developer to make, all corrections
17 and modifications to the **Tentative Tract Map** documents, as necessary to make them
18 internally consistent and in conformity with the final action on the project. Development
19 shall occur substantially as shown on the approved Exhibits. Any proposed development
20 different from this approval, shall require an amendment to this approval.
- 21 3. Developer shall comply with all applicable provisions of federal, state, and local laws and
22 regulations in effect at the time of building permit issuance.
- 23 4. **Prior to the sale of any individual unit**, the Developer shall submit to the Planning
24 Director a recorded copy of the Condominium Plan filed with the Department of Real
25 Estate which is in conformance with the City-approved documents and exhibits.
- 26 5. **Prior to recordation of the final map the applicant shall provide to the Planning
27 Department a copy of a compliance inspection performed by the Building
28 Department.**
6. If any condition for construction of any public improvements or facilities, or the payment
of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are
challenged, this approval shall be suspended as provided in Government Code Section
66020. If any such condition is determined to be invalid this approval shall be invalid
unless the City Council determines that the project without the condition complies with
all requirements of law.
7. Developer/Operator shall and does hereby agree to indemnify, protect, defend and hold
harmless the City of Carlsbad, its Council members, officers, employees, agents, and
representatives, from and against any and all liabilities, losses, damages, demands, claims
and costs, including court costs and attorney's fees incurred by the City arising, directly

1 or indirectly, from (a) City's approval and issuance of this **Tentative Tract Map**, (b)
2 City's approval or issuance of any permit or action, whether discretionary or non-
3 discretionary, in connection with the use contemplated herein, and (c)
4 Developer/Operator's installation and operation of the facility permitted hereby, including
5 without limitation, any and all liabilities arising from the emission by the facility of
6 electromagnetic fields or other energy waves or emissions. This obligation survives until
all legal proceedings have been concluded and continues even if the City's approval is not
validated.

- 7 8. Developer shall submit to the **Planning Department** a reproducible 24" x 36" mylar
8 copy of the **Tentative Map** reflecting the conditions approved by the final decision
making body.
- 9 9. Prior to the issuance of a building permit, the Developer shall provide proof to the
10 Director from the **Carlsbad Unified School District** that this project has satisfied its
obligation to provide school facilities.
- 11 10. This project shall comply with all conditions and mitigation measures which are required
12 as part of the **Zone 5 Local Facilities Management Plan** and any amendments made to that
Plan prior to the issuance of building permits.
- 13 11. Building permits will not be issued for this project unless the local agency providing
14 water and sewer services to the project provides written certification to the City that
15 adequate water service and sewer facilities, respectively, are available to the project at the
16 time of the application for the building permit, and that water and sewer capacity and
17 facilities will continue to be available until the time of occupancy. **A note to this effect
shall be placed on the Final Map.**
- 18 12. Developer shall establish an owner's association and corresponding covenants, conditions
19 and restrictions. Said CC&Rs shall be submitted to and approved by the Planning
20 Director prior to final map approval. **The CC&Rs shall adequately address
maintenance of all common landscape areas, employee eating areas, and paved
access and parking areas.** Prior to **recordation of the final map** the Developer shall
21 provide the Planning Department with a **draft** copy of the CC&Rs. **The approved
CC&Rs shall be recorded concurrently with the final map.** At a minimum, the
22 CC&Rs shall contain the following provisions:
 - 23 a. General Enforcement by the City. The City shall have the right, but not the
24 obligation, to enforce those Protective Covenants set forth in this Declaration in favor
of, or in which the City has an interest.
 - 25 b. Notice and Amendment. A copy of any proposed amendment shall be provided to the
26 City in advance. If the proposed amendment affects the City, City shall have the right
27 to disapprove. A copy of the final approved amendment shall be transmitted to City
within 30 days for the official record.
 - 28 c. Failure of Association to Maintain Common Area Lots and Easements. In the event
that the Association fails to maintain the "Common Area Lots and/or the

1 Association's Easements" as provided in Article _____, Section _____ the
2 City shall have the right, but not the duty, to perform the necessary maintenance. If
3 the City elects to perform such maintenance, the City shall give written notice to the
4 Association, with a copy thereof to the Owners in the Project, setting forth with
5 particularity the maintenance which the City finds to be required and requesting the
6 same be carried out by the Association within a period of thirty (30) days from the
7 giving of such notice. In the event that the Association fails to carry out such
8 maintenance of the Common Area Lots and/or Association's Easements within the
9 period specified by the City's notice, the City shall be entitled to cause such work to
10 be completed and shall be entitled to reimbursement with respect thereto from the
11 Owners as provided herein.

12 d. Special Assessments Levied by the City. In the event the City has performed the
13 necessary maintenance to either Common Area Lots and/or Association's Easements,
14 the City shall submit a written invoice to the Association for all costs incurred by the
15 City to perform such maintenance of the Common Area Lots and or Association's
16 Easements. The City shall provide a copy of such invoice to each Owner in the
17 Project, together with a statement that if the Association fails to pay such invoice in
18 full within the time specified, the City will pursue collection against the Owners in
19 the Project pursuant to the provisions of this Section. Said invoice shall be due and
20 payable by the Association within twenty (20) days of receipt by the Association. If
21 the Association shall fail to pay such invoice in full within the period specified,
22 payment shall be deemed delinquent and shall be subject to a late charge in an amount
23 equal to six percent (6%) of the amount of the invoice. Thereafter the City may
24 pursue collection from the Association by means of any remedies available at law or
25 in equity. Without limiting the generality of the foregoing, in addition to all other
26 rights and remedies available to the City, the City may levy a special assessment
27 against the Owners of each Lot in the Project for an equal prorata share of the invoice,
28 plus the late charge. Such special assessment shall constitute a charge on the land and
shall be a continuing lien upon each Lot against which the special assessment is
levied. Each Owner in the Project hereby vests the City with the right and power to
levy such special assessment, to impose a lien upon their respective Lot and to bring
all legal actions and/or to pursue lien foreclosure procedures against any Owner and
his/her respective Lot for purposes of collecting such special assessment in
accordance with the procedures set forth in Article _____ of this Declaration.

22 e. Landscape Maintenance Responsibilities. The HOAs and individual lot or unit owner
23 landscape maintenance responsibilities shall be as set forth in Exhibit "F" of CT 06-
24 09.

25 f. **The required CC&Rs shall assign to a governing board the responsibility for**
26 **reviewing all proposed tenant improvements for the project to ensure that the**
27 **number of required parking spaces to accommodate the combined proportions**
28 **of uses, based on the parking ratios required by Chapter 21.44 of the Carlsbad**
Municipal Code, does not exceed 129 spaces.

g. **Prior to submitting building plans for tenant improvements to the City of**
Carlsbad Building Department, the governing board shall be required to

1 approve the tenant improvement plans for purposes of assuring an adequate
2 distribution of parking spaces.

3 h. The location and size of all employee eating areas, parking areas, and
4 landscaped areas within the project, as shown on Exhibit "F" of CT 06-09, shall
5 not be altered, reduced, fenced, or divided to preclude the equal use by all
6 owners/employees of the site.

7 i. All on-site parking and access aisles/driveways proposed for the Atrium II
8 project shall be shared between all uses in perpetuity.

9 13. This approval is granted subject to the approval of PUD 06-07 and is subject to all
10 conditions contained in Planning Commission Resolution No. 6337 for those other
11 approvals incorporated herein by reference.

12 14. Developer shall submit to the City a Notice of Restriction to be filed in the office of the
13 County Recorder, subject to the satisfaction of the Planning Director, notifying all
14 interested parties and successors in interest that the City of Carlsbad has issued a
15 **Tentative Tract Map and Nonresidential Planned Development Permit** by
16 Resolutions No. 6336 and 6337 on the property. Said Notice of Restriction shall note the
17 property description, location of the file containing complete project details, and all
18 conditions of approval as well as any conditions or restrictions specified for inclusion in
19 the Notice of Restriction. The Planning Director has the authority to execute and record
20 an amendment to the notice which modifies or terminates said notice upon a showing of
21 good cause by the Developer or successor in interest.

22 15. **Tenant improvements for this project are only permitted if the parking provided
23 complies with city ordinance parking requirements (CMC Chapter 21.44) for any
24 future mix of uses (manufacturing/warehouse/office). This statement shall be
25 included in the Notice of Restriction that is required in Condition 14 of this
26 resolution.**

27 16. Developer shall construct covered trash receptacle and recycling areas enclosed by a six-
28 foot high masonry wall with gates pursuant to City Engineering Standards and Carlsbad
Municipal Code Chapter 21.105 and as determined by the city engineer. Enclosure shall
be of similar colors and/or materials to the project to the satisfaction of the Planning
Director.

17. No outdoor storage of materials shall occur onsite unless required by the Fire Chief.
When so required, the Developer shall submit and obtain approval of the Fire Chief and
the Planning Director of an Outdoor Storage Plan, and thereafter comply with the
approved plan.

18. **Developer shall maintain all outdoor landscape sprinklers in good condition and
adhere to all Best Management Practices (BMPs).**

19. All lighting shall be designed to reflect downward and avoid any impacts on adjacent
homes or property.

1
2 **Engineering:**

3 **General**

4 20. Developer shall submit to the City Engineer, a reproducible 24" x 36", mylar copy of the
5 tentative map **and a digital copy of said map (in approved format)** reflecting the
6 conditions approved by the final decision making body. The reproducible map shall be
7 submitted to the City engineer, reviewed and, if acceptable, signed by the City's project
8 engineer and project planner prior to submittal of the final map. **The digital file copy**
9 **shall be submitted in a format as approved by the City Engineer.**

10 21. Developer shall provide to the City Engineer, an acceptable means, CC&Rs and/or other
11 recorded document, for maintaining the private easements within the subdivision and all
12 the private improvements: driveways, sidewalks, street lights, landscaping and irrigation,
13 storm drain **and water quality treatment** facilities located therein and to distribute the
14 costs of such maintenance in an equitable manner among the owners of the properties
15 within the subdivision.

16 22. Developer shall install sight distance corridors at all street **and driveway** intersections in
17 accordance with Engineering Standards and shall record the following statement on the
18 Final Map (and in the CC&Rs):

19 **"No structure, fence, wall, tree, shrub, sign, or other object shall be placed or**
20 **permitted on the subject property within the Caltrans corner sight distance**
21 **corridors. No obstructions shall impede nor conflict with the line-of-sight which is**
22 **established per City Standard Public Street-Design Criteria, Section 8.B.1. The**
23 **sight line is depicted on the tentative map and also applies to driveways. The**
24 **underlying property owner shall maintain this condition."**

25 23. There shall be one Final Map recorded for this project.

26 **Fees/Agreements**

27 24. Developer shall cause property owner to execute and submit to the City Engineer for
28 recordation the City's standard form Drainage Hold Harmless Agreement regarding
drainage across the adjacent property.

25 25. **Prior to approval of the Final Map**, Developer shall pay all fees, deposits, and charges
26 for connection to public facilities or increase in specific use (units). Developer shall also
27 pay the San Diego County Water Authority capacity charge(s) **if applicable.**

28 **Final Map Notes**

26. Developer shall show on Final Map the net developable acres for each parcel.

- 1 27. Notes to the following effects shall be placed on the map as non-mapping data:
- 2 a. All improvements are privately owned and are to be privately maintained with the
- 3 exception of the following:
- 4 1. Public water main, fire hydrants and appurtenances; and
- 5 2. Public sewer mains and access holes.
- 6 b. Final Map will not be issued for the subject property unless the appropriate agency
- 7 determines that sewer and water facilities are available.
- 8 c. No structure, fence, wall, tree, shrub, sign, or other object over 30 inches above the
- 9 street level may be placed or permitted to encroach within the area identified as
- 10 sight distance corridors.

11 **Sewer**

- 12 28. The Developer shall demonstrate that public sewer facilities are within public right-of-
- 13 way or within minimum 20-foot wide easements granted to the City of Carlsbad. At the
- 14 discretion of the District Engineer, wider easements may be required for adequate
- 15 maintenance, access and/or joint utility purposes.
- 16 29. This project is approved upon the express condition that the Final Map will not be issued
- 17 for the subject property, unless the District Engineer has determined that adequate water
- 18 and sewer facilities are available at the time of occupancy. A note to this effect shall be
- 19 placed on the Final Map, as non-mapping data.

20 **Water**

- 21 30. Prior to approval of final map, Developer shall meet with the Fire Marshal to determine if
- 22 fire protection measures (fire flows, fire hydrant locations, building sprinklers) are
- 23 required to serve the project. Fire hydrants, if proposed, shall be considered public
- 24 improvements and shall be served by public water mains to the satisfaction of the District
- 25 Engineer.

26 **Special Conditions**

- 27 31. Prior to Final Map approval the entire potable water, recycled water, and sewer
- 28 system shall be evaluated in detail to ensure that adequate capacity, pressure, and
- flow demands can be met to the satisfaction of the District Engineer. Additional
- water meters or sewer services could be required. In lieu of additional meters and
- services: Specific agreements to combine units, meters and billing statements as well
- as additional fees and deposits, could be required to accommodate the proposed
- development.
32. Prior to the approval of Final Map Developer shall submit for City approval a "Storm
- Water Management Plan (SWMP)". The SWMP shall demonstrate compliance with the
- City of Carlsbad Standard Urban Stormwater Mitigation Plan (SUSMP), Order 2001-01
- issued by the San Diego Region of the California Regional Water Quality Control Board
- and City of Carlsbad Municipal Code. The SWMP shall address measures to avoid
- contact or filter said pollutants from storm water, to the maximum extent practicable, for
- the post-construction stage of the project. At a minimum, the SWMP shall:

- a. Identify existing and post-development on-site pollutants-of-concern;
 - b. Identify the hydrologic unit this project contributes to and impaired water bodies that could be impacted by this project;
 - c. Recommend source controls and treatment controls that will be implemented with this project to avoid contact or filter said pollutants from storm water to the maximum extent practicable before discharging to City right-of-way;
 - d. Establish specific procedures for handling spills and routine clean up. Special considerations and effort shall be applied to resident education on the proper procedures for handling clean up and disposal of pollutants;
 - e. Ensure long-term maintenance of all post construct BMPs in perpetuity; and
 - f. Identify how post-development runoff rates and velocities from the site will not exceed the pre-development runoff rates and velocities to the maximum extent practicable.
33. Developer shall cause property owner to execute, and submit to the City Engineer for recordation, a City Standard deed restriction on the property which relates to the proposed cross lot drainage as shown on the tentative map. The deed restriction document shall:
- a. Clearly delineate the limits of the drainage course;
 - b. State that the drainage course is to be maintained in perpetuity by the underlying property owner; and
 - c. State that all future use of the property along the drainage course will not restrict, impede, divert or otherwise alter drainage flows in a manner that will result in damage to the underlying and adjacent properties or the creation of a public nuisance.
34. Developer shall cause property owner to process, execute and submit an executed copy to the City Engineer for recordation a City standard Best Management Practice Maintenance Agreement for the perpetual maintenance of all treatment control, applicable site design and source control, post-construction permanent BMPs prior to the issuance of a grading permit or building permit, or the recordation of a final map, whichever occurs first for this Project.

Fire:

35. The applicant shall prepare and provide for Fire Department approval a "Maintenance Agreement" that provides for the maintenance and repair of the fire sprinkler system and its appurtenances.

Code Reminders

The project is subject to all applicable provisions of local ordinances, including but not limited to the following:

36. The tentative map shall expire twenty-four (24) months from the date this tentative map approval becomes final.

- 1 37. The Average Daily Trips (ADT) and floor area contained in the staff report and shown on
2 the Tentative Map are for planning purposes only. Developer shall pay traffic impact and
3 sewer impact fees based on Section 18.42 and Section 13.10 of the City of Carlsbad
4 Municipal Code, respectively.
- 5 38. Approval of this request shall not excuse compliance with all applicable sections of the
6 Zoning Ordinance and all other applicable City ordinances in effect at time of building
7 permit issuance, except as otherwise specifically provided herein.
- 8 39. The project shall comply with the latest nonresidential disabled access requirements
9 pursuant to Title 24 of the State Building Code.
- 10 40. Premise identification (addresses) shall be provided consistent with Carlsbad Municipal
11 Code Section 18.04.320.
- 12 41. Any signs proposed for this development shall at a minimum be designed in conformance
13 with the City's Sign Ordinance and shall require review and approval of the Planning
14 Director prior to installation of such signs.
- 15 42. Developer shall give all notices of the condominium conversion to all tenants as required
16 by the Subdivision Map Act and the Carlsbad Municipal Code.
- 17 43. Developer shall pay park-in-lieu fees to the City prior to the approval of the final map as
18 required by Chapter 20.44 of the Carlsbad Municipal Code.

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NOTICE

Please take NOTICE that approval of your project includes the "imposition" of fees, dedications, reservations, or other exactions hereafter collectively referred to for convenience as "fees/exactions."

You have 90 days from date of approval to protest imposition of these fees/exactions. If you protest them, you must follow the protest procedure set forth in Government Code Section 66020(a), and file the protest and any other required information with the City Manager for processing in accordance with Carlsbad Municipal Code Section 3.32.030. Failure to timely follow that procedure will bar any subsequent legal action to attack, review, set aside, void, or annul their imposition.

You are hereby FURTHER NOTIFIED that your right to protest the specified fees/exactions DOES NOT APPLY to water and sewer connection fees and capacity charges, nor planning, zoning, grading or other similar application processing or service fees in connection with this project; NOR DOES IT APPLY to any fees/exactions of which you have previously been given a NOTICE similar to this, or as to which the statute of limitations has previously otherwise expired.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning Commission of the City of Carlsbad, California, held on the **19th** day of **September 2007**, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

JULIE BAKER, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

DON NEU
Planning Director

- 1 B) That based on the evidence presented at the public hearing, the Commission
2 **APPROVES ATRIUM II OFFICE CONDOS – PUD 06-07** based on the
3 following findings and subject to the following conditions:

4 **Findings:**

- 5 1. The granting of this permit will not adversely affect and will be consistent with the code,
6 the general plan, applicable specific plans, master plans, and all adopted plans of the city
7 and other governmental agencies in that **the proposed project is consistent with the**
8 **Planned Industrial (PI) General Plan Land Use designation and all development**
9 **standards of the Carlsbad Airport Business Center Specific Plan (SP-200), the**
10 **Planned Industrial (P-M) Zone and Carlsbad Municipal Code Title 20 and 21**
11 **regulations governing subdivisions and the design of nonresidential planned**
12 **developments.**
- 13 2. The proposed use at the particular location is necessary and desirable to provide a service
14 or facility, which will contribute to the general wellbeing of the neighborhood and the
15 community in that **the proposed nonresidential planned development will be located**
16 **on an existing P-M zoned lot. The project will be compatible with the surrounding**
17 **office and industrial uses and the McClellan-Palomar Airport, and will provide**
18 **opportunities for employment of local residents.**
- 19 3. Such use will not be detrimental to the health, safety or general welfare of persons
20 residing or working in the vicinity, or injurious to property or improvements in the
21 vicinity in that **the project meets all applicable city standards and ordinances,**
22 **including the McClellan-Palomar Airport Comprehensive Land Use Plan (CLUP),**
23 **and all public facilities and services already exist at the site. Adequate access to the**
24 **site exists via Loker Avenue West. The subdivision includes all necessary features**
25 **to be compatible with surrounding development. The nonresidential planned**
26 **development will not pose a safety hazard to the occupants of the industrial zone.**
- 27 4. The Planning Commission has reviewed each of the exactions imposed on the Developer
28 contained in this resolution, and hereby finds, in this case, that the exactions are imposed
to mitigate impacts caused by or reasonably related to the project, and the extent and the
degree of the exaction is in rough proportionality to the impact caused by the project.

22 **Conditions:**

23 Note: Unless otherwise specified herein, all conditions shall be satisfied prior to **recordation of**
24 **the final map.**

- 25 1. If any of the following conditions fail to occur; or if they are, by their terms, to be
26 implemented and maintained over time, if any of such conditions fail to be so
27 implemented and maintained according to their terms, the City shall have the right to
28 revoke or modify all approvals herein granted; deny or further condition issuance of all
future building permits; deny, revoke or further condition all certificates of occupancy
issued under the authority of approvals herein granted; record a notice of violation on the
property title; institute and prosecute litigation to compel their compliance with said

1 conditions or seek damages for their violation. No vested rights are gained by Developer
2 or a successor in interest by the City's approval of this **Nonresidential Planned**
3 **Development Permit**.

4 2. Staff is authorized and directed to make, or require the Developer to make, all corrections
5 and modifications to the **Nonresidential Planned Development Permit** documents, as
6 necessary to make them internally consistent and in conformity with the final action on
7 the project. Development shall occur substantially as shown on the approved Exhibits.
8 Any proposed development different from this approval, shall require an amendment to
9 this approval.

10 3. Developer shall comply with all applicable provisions of federal, state, and local laws and
11 regulations in effect at the time of building permit issuance.

12 4. If any condition for construction of any public improvements or facilities, or the payment
13 of any fees in-lieu thereof, imposed by this approval or imposed by law on this Project are
14 challenged, this approval shall be suspended as provided in Government Code Section
15 66020. If any such condition is determined to be invalid this approval shall be invalid
16 unless the City Council determines that the project without the condition complies with
17 all requirements of law.

18 5. Developer/Operator shall and does hereby agree to indemnify, protect, defend and hold
19 harmless the City of Carlsbad, its Council members, officers, employees, agents, and
20 representatives, from and against any and all liabilities, losses, damages, demands, claims
21 and costs, including court costs and attorney's fees incurred by the City arising, directly
22 or indirectly, from (a) City's approval and issuance of this **Nonresidential Planned**
23 **Development Permit**, (b) City's approval or issuance of any permit or action, whether
24 discretionary or non-discretionary, in connection with the use contemplated herein, and
25 (c) Developer/Operator's installation and operation of the facility permitted hereby,
26 including without limitation, any and all liabilities arising from the emission by the
27 facility of electromagnetic fields or other energy waves or emissions.

28 6. This approval is granted subject to the approval of CT 06-09 and is subject to all
conditions contained in Planning Commission Resolution No. 6336 for those other
approvals incorporated herein by reference.

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PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning
Commission of the City of Carlsbad, California, held on the **19th** day of **September 2007**, by the
following vote, to wit:

AYES:

NOES:

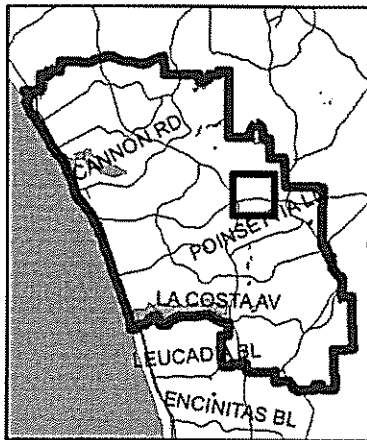
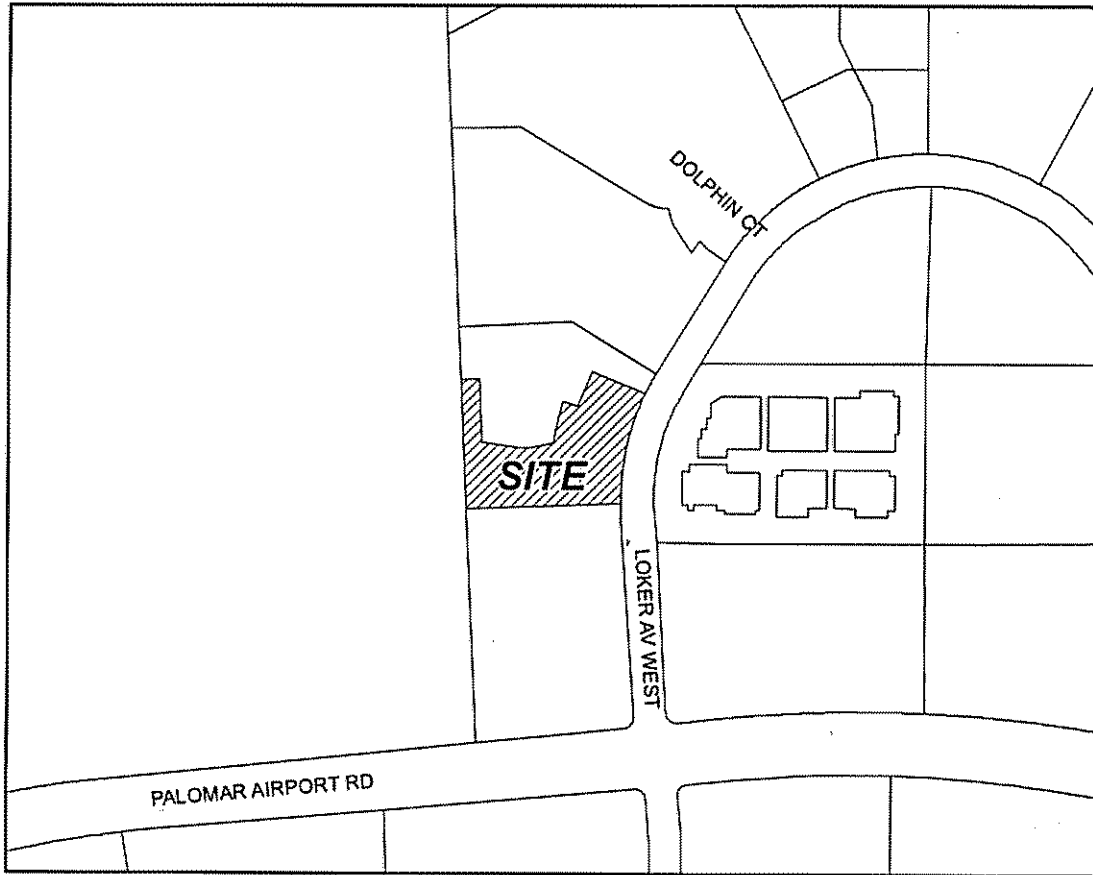
ABSENT:

ABSTAIN:

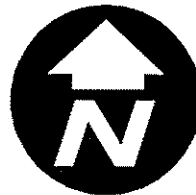
JULIE BAKER, Chairperson
CARLSBAD PLANNING COMMISSION

ATTEST:

DON NEU
Planning Director



SITE MAP



NOT TO SCALE

Atrium II Office Condos

CT 06-09 / PUD 06-07

BACKGROUND DATA SHEET

CASE NO: CT 06-09/PUD 06-07

CASE NAME: Atrium II Office Condos

APPLICANT: Franz-Atrium II, LLC

REQUEST AND LOCATION: Request for approval of a Tentative Tract Map and Nonresidential Planned Development Permit to allow the conversion of an existing three-story office building into 24 airspace nonresidential condominiums located at 2710 Loker Avenue West within Local Facilities Management Zone 5.

LEGAL DESCRIPTION: Parcel 1 of Parcel Map No. 18720, in the City of Carlsbad, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, June 5, 2001 as file No. 2001-0368564 of official records

APN: 209-081-31 Acres: 1.77 Proposed No. of Lots/Units: 1 lot / 24 units

GENERAL PLAN AND ZONING

Existing Land Use Designation: Planned Industrial (P-I)

Proposed Land Use Designation: N/A

Density Allowed: N/A Density Proposed: N/A

Existing Zone: Planned Industrial (P-M) Proposed Zone: N/A

Surrounding Zoning, General Plan and Land Use:

	<u>Zoning</u>	<u>General Plan</u>	<u>Current Land Use</u>
Site	P-M	PI	Industrial / R& D / Office
North	P-M	PI	Industrial / R & D / Office
South	P-M	PI	Industrial / R & D / Office
East	P-M	PI	Industrial / R & D / Office
West	OS	G	Open Space

LOCAL COASTAL PROGRAM

Coastal Zone: ☐ Yes ☒ No Local Coastal Program Segment: N/A

Within Appeal Jurisdiction: ☐ Yes ☒ No Coastal Development Permit: ☐ Yes ☒ No

Local Coastal Program Amendment: ☐ Yes ☒ No

Existing LCP Land Use Designation: N/A Proposed LCP Land Use Designation: N/A

Existing LCP Zone: N/A Proposed LCP Zone: N/A

PUBLIC FACILITIES

School District: Carlsbad Unified Water District: Carlsbad

Sewer District: Carlsbad

Equivalent Dwelling Units (Sewer Capacity): 17.92 EDUs

ENVIRONMENTAL IMPACT ASSESSMENT

- ☒ Categorical Exemption, Section 15301(k) – Existing Facilities
- ☐ Negative Declaration, _____
- ☐ Certified Environmental Impact Report, dated _____
- ☐ Other, _____

CITY OF CARLSBAD

GROWTH MANAGEMENT PROGRAM

LOCAL FACILITIES IMPACTS ASSESSMENT FORM

(To be Submitted with Development Application)

PROJECT IDENTITY AND IMPACT ASSESSMENT:
FILE NAME AND NO: <u>CT 06-09/PUD 06-07 – ATRIUM II OFFICE CONDOS</u>
LOCAL FACILITY MANAGEMENT ZONE: <u>5</u> GENERAL PLAN: <u>Planned Industrial (PI)</u>
ZONING: <u>Planned Industrial (P-M)</u>
DEVELOPER'S NAME: <u>Franz – Atrium II, LP</u>
ADDRESS: <u>2710 Loker Avenue West, Carlsbad, CA 92010</u>
PHONE NO.: <u>760-931-7700</u> ASSESSOR'S PARCEL NO.: <u>209-081-31</u>
QUANTITY OF LAND USE/DEVELOPMENT (AC., SQ. FT., DU): <u>1.77 acres</u>

- | | | | |
|----|---|------------------------------|--------------|
| A. | City Administrative Facilities: | Demand in Square Footage = | <u>N/A</u> |
| B. | Library: | Demand in Square Footage = | <u>N/A</u> |
| C. | Wastewater Treatment Capacity (Calculate with J. Sewer) | | <u>17.92</u> |
| D. | Park: | Demand in Acreage = | <u>N/A</u> |
| E. | Drainage: | Demand in CFS = | <u>3.76</u> |
| | | Identify Drainage Basin = | <u>B</u> |
| | (Identify master plan facilities on site plan) | | |
| F. | Circulation: | Demand in ADT = | <u>516</u> |
| | (Identify Trip Distribution on site plan) | | |
| G. | Fire: | Served by Fire Station No. = | <u>5</u> |
| H. | Open Space: | Acreage Provided = | <u>N/A</u> |
| I. | Schools: | | <u>N/A</u> |
| | (Demands to be determined by staff) | | |
| J. | Sewer: | Demands in EDU | <u>17.92</u> |
| K. | Water: | Demand in GPD = | <u>88</u> |



City of Carlsbad

Planning Department

DISCLOSURE STATEMENT

Applicant's statement or disclosure of certain ownership interests on all applications which will require discretionary action on the part of the City Council or any appointed Board, Commission or Committee.

The following information **MUST** be disclosed at the time of application submittal. Your project cannot be reviewed until this information is completed. Please print.

Note:

Person is defined as "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, in this and any other county, city and county, city municipality, district or other political subdivision or any other group or combination acting as a unit."

Agents may sign this document; however, the legal name and entity of the applicant and property owner must be provided below.

1. **APPLICANT** (Not the applicant's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having a financial interest in the application. If the applicant includes a corporation or partnership, include the names, title, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person _____	Corp/Part <u>FRANZ-ATRIUM II LLC</u>
Title _____	Title _____
Address _____	Address <u>2710 LOKER AVE. WEST, SUITE 100,</u> <u>CARLSBAD, CA 92010</u>

2. **OWNER** (Not the owner's agent)

Provide the **COMPLETE, LEGAL** names and addresses of **ALL** persons having any ownership interest in the property involved. Also, provide the nature of the legal ownership (i.e, partnership, tenants in common, non-profit, corporation, etc.). If the ownership includes a corporation or partnership, include the names, title, addresses of all individuals owning more than 10% of the shares. IF NO INDIVIDUALS OWN MORE THAN 10% OF THE SHARES, PLEASE INDICATE NON-APPLICABLE (N/A) IN THE SPACE BELOW. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.)

Person _____	Corp/Part <u>FRANZ-ATRIUM II LLC</u>
Title _____	Title _____
Address _____	Address <u>2710 LOKER AVENUE WEST, SUITE 100</u> <u>CARLSBAD, CA 92010</u>



3. **NON-PROFIT ORGANIZATION OR TRUST**

If any person identified pursuant to (1) or (2) above is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the non-profit organization or as trustee or beneficiary of the.

Non Profit/Trust _____

Non Profit/Trust _____

Title _____

Title _____

Address _____

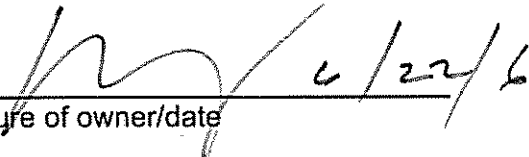
Address _____

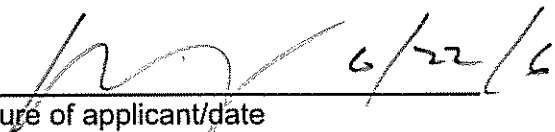
4. Have you had more than \$250 worth of business transacted with any member of City staff, Boards, Commissions, Committees and/or Council within the past twelve (12) months?

☐ Yes ☒ No If yes, please indicate person(s): _____

NOTE: Attach additional sheets if necessary.

I certify that all the above information is true and correct to the best of my knowledge.


Signature of owner/date

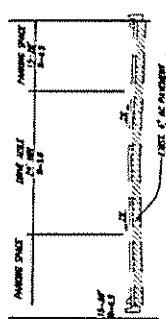

Signature of applicant/date

Patrick O'Day
Print or type name of owner

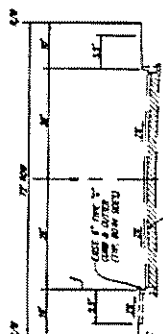
Patrick O'Day
Print or type name of applicant

Signature of owner/applicant's agent if applicable/date

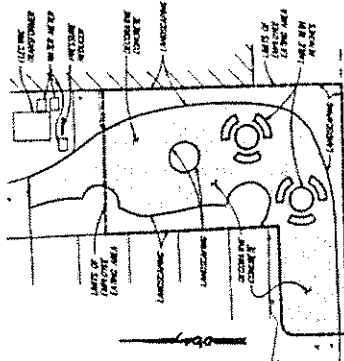
Print or type name of owner/applicant's agent



TYPICAL SECTION - PARKING AREA



TYPICAL SECTION - LOKER AVENUE

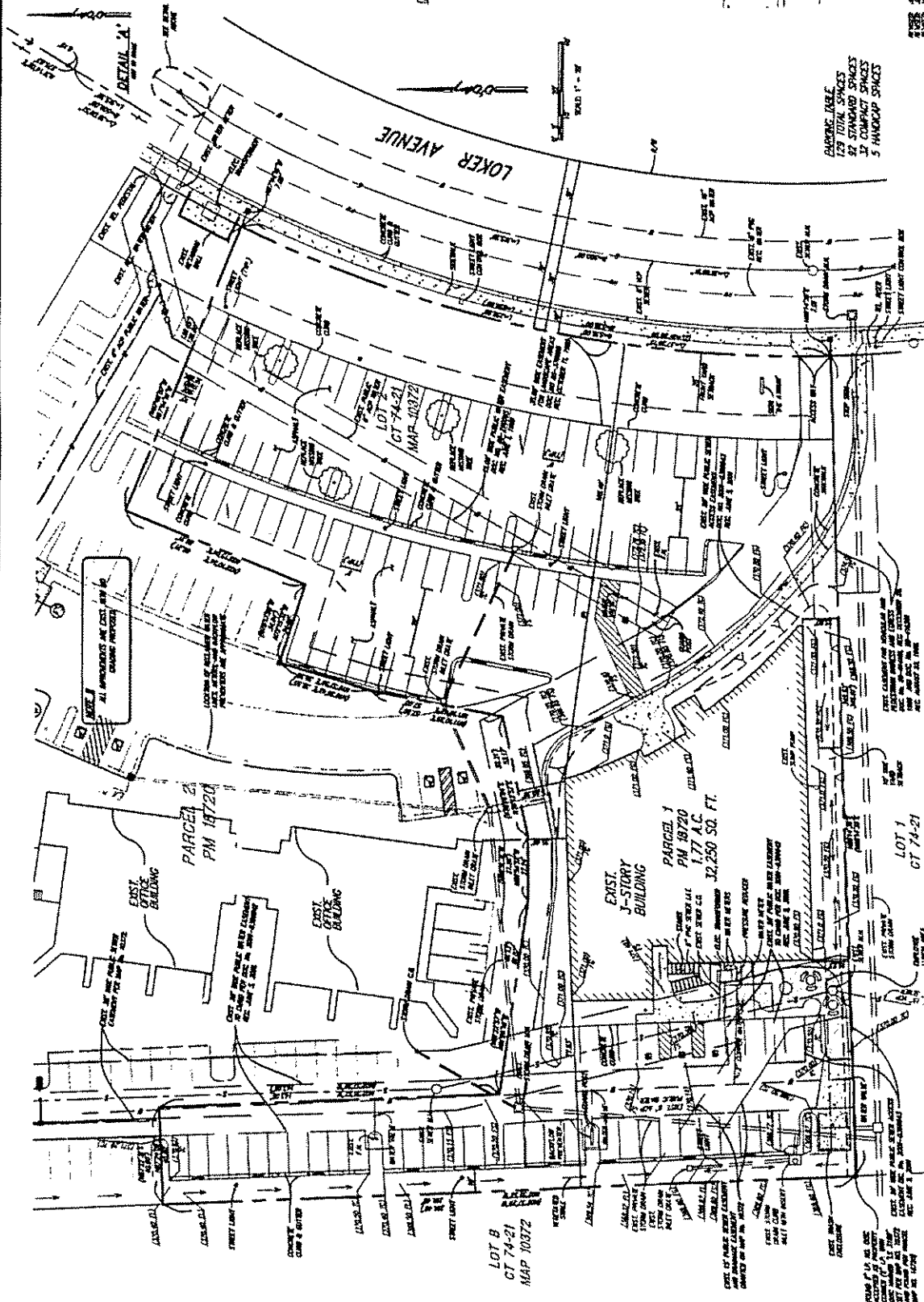


DETAIL - EMPLOYEE EATING AREA



SHEET 3 OF 2 SHEETS
 DRAWING NO. 11-A DATE 02-11-2006
 DESIGNED BY 11-A SCALE 1:1000
 PROJECT NO. 11-A DATE 02-11-2006
 ENGINEER OF WORK
 DRAWN BY (NAME) & DATE 02-11-2006

May 8 @ 2022 12:00 PM



PARKING TABLE
 129 TOTAL SPACES
 122 STANDARD SPACES
 112 COMPACT SPACES
 5 HANDICAP SPACES

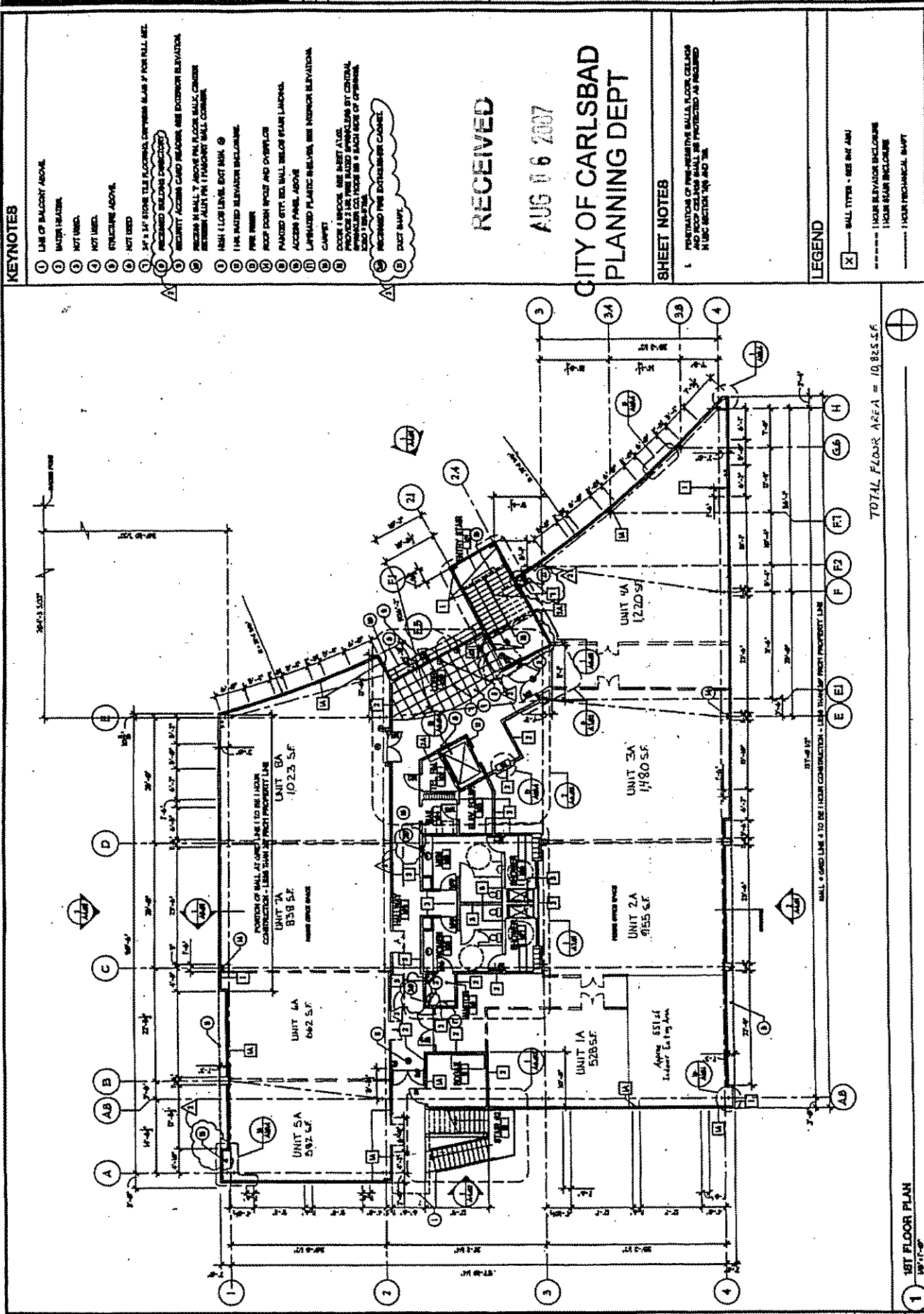
BENCHMARK

[illegible]

NOTE: ELECTRONIC DATA FILES ARE FOR REFERENCE ONLY AND ARE NOT TO BE USED FOR IDENTIFICATION OR VEHICLE SUPPLY COMPARISON.

TREATMENT CONTROL BMP TABLE

ALIMENTO	8/11 87.600	1.416,000 3.000,000 5.000,000
NO. DE PLANTAS		





KEYNOTES

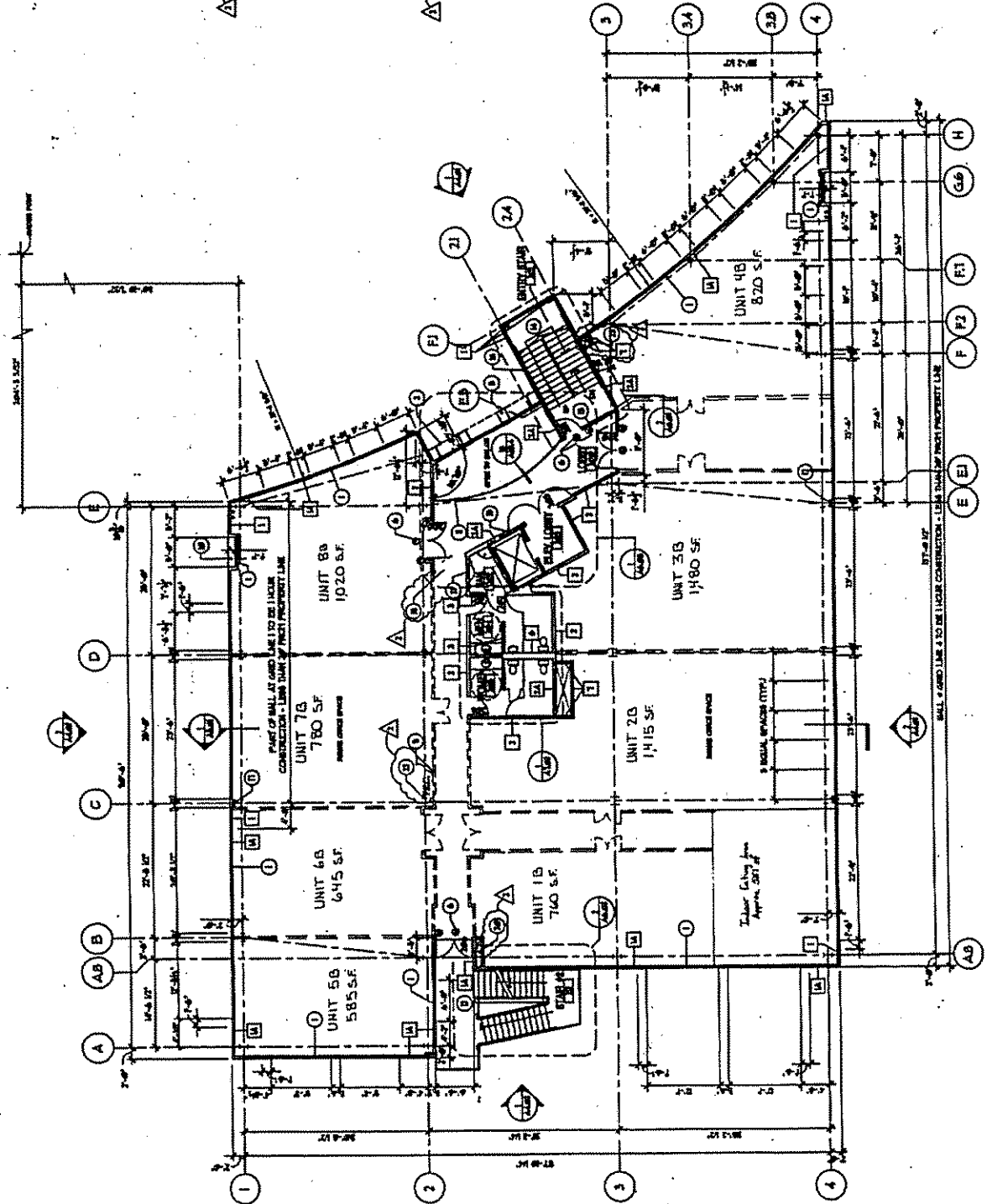
- 1) BRIDGE
- 2) STRUCTURE ABOVE
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- 4) NOT USED
- 5) MEDICAL
- 6) NOT USED
- 7) NOT USED
- 8) NOT USED
- 9) NOT USED
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- 100) NOT USED

SHEET NOTES

1. PROVISIONS OF THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES SHALL BE PROTECTED AS REQUIRED IN THIS SECTION AND THE

LEGEND

- [X] --- BALL TYPE - SEE DETAIL
- 1 HOUR ELEVATOR ENCLOSURE
- 1 HOUR STAIR ENCLOSURE
- 1 HOUR MECHANICAL SHUT



TOTAL FLOOR AREA = 10,100 S.F.



KEYNOTES

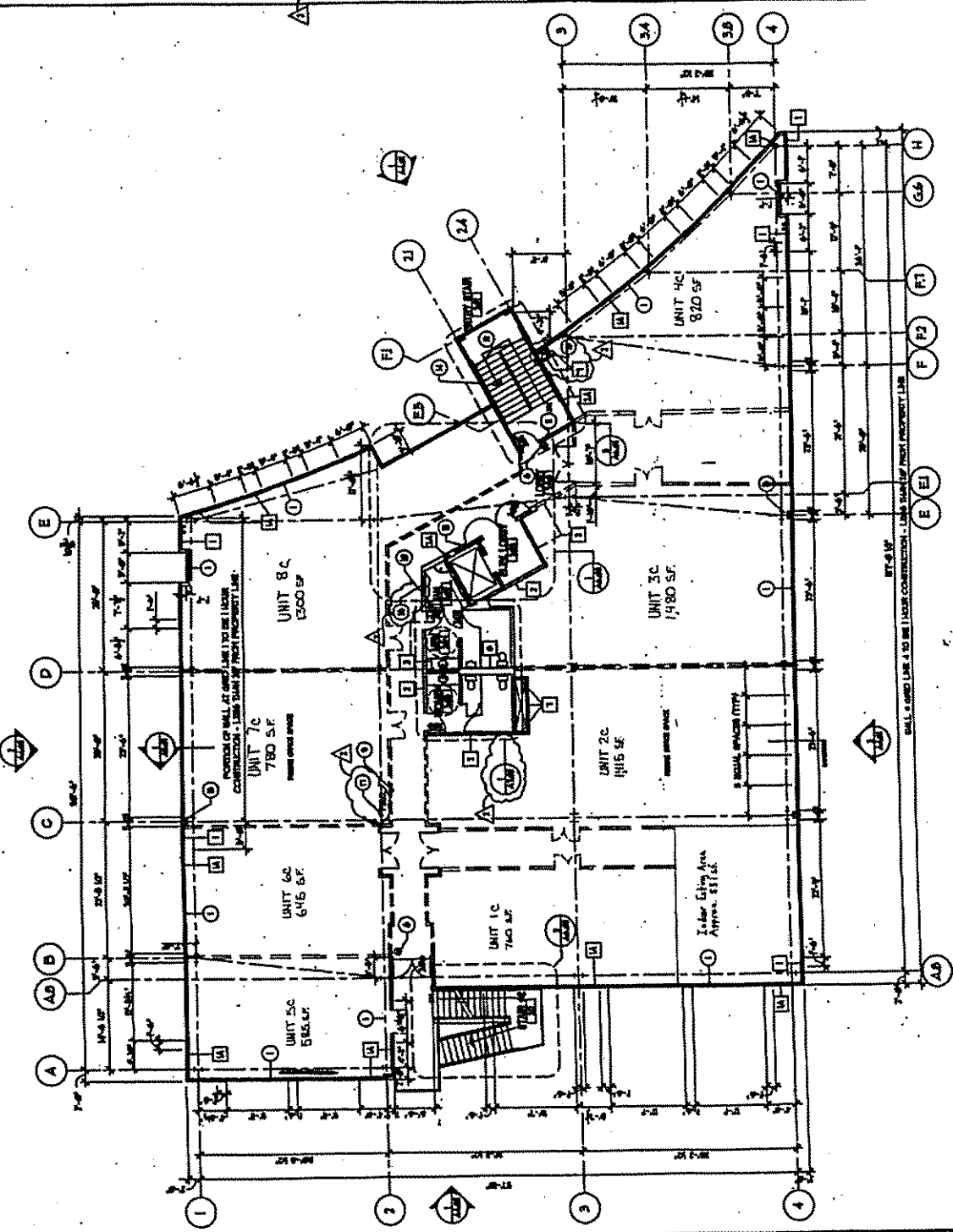
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SHEET NOTES

1. PENETRATION OF THE AIR-RESISTING WALL & FLOOR CEILING AND ROOF CEILING SHALL BE PROTECTED AS REQUIRED IN UNITS B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

LEGEND

- [X] - WALL TYPES - SEE SET ARCH
- 1 HOUR BLAZING ENCLOSURE
- 1 HOUR BLAZING ENCLOSURE
- 1 HOUR MECHANICAL SHUT



TOTAL FLOOR AREA: 10,925 S.F.

1 THIRD FLOOR PLAN

CITY OF CARLSBAD
PLANNING DEPT

5107

ATRIUM I
274 LAKER •
AVENUE WEST

ATRIUM II
270 LOKER
AVENTE WEST

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① Required Missing Pages



SCALE 1"=20'0"



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TEL. 092-281-1111 FAX 092-281-1112

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AND IRRIGATION ONLY.
INCLUDING PRECISE
LOCATION OF PLANTING
AREAS.

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1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376</
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DATE 02/04/08
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C. J. W. W. W.